# \$659,000 - 130 Braniff Crescent Sw, Calgary

MLS® #A2269587

## \$659,000

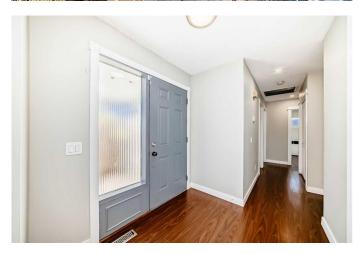
6 Bedroom, 3.00 Bathroom, 1,420 sqft Residential on 0.15 Acres

Braeside., Calgary, Alberta

Welcome to this lovely 5-bedroom bungalow situated on a huge corner lot in the mature community of Braeside, offering charm, space, and a long list of updates including kitchen and countertops (2014), roof (2015), windows (2016), flooring (2017), basement bathroom (2018), light fixtures (2019), furnace (2020), and water tank (2020). The open-concept living and dining room features large south-facing windows, a beautiful two-sided wood-burning brick fireplace, and access to a bright kitchen with plenty of counter space and a separate entrance to the basementâ€"ideal for extended family or potential legal secondary suite development, subject to approval and permitting by the City of Calgary. The primary bedroom includes a 2-piece ensuite, with two additional bedrooms and a 5-piece main bath completing the main floor. The fully finished basement offers a large family/games room with gas fireplace, two extra bedrooms, and another full bathroom with tub and shower. Outdoors, enjoy the fully fenced yard with a spacious concrete patio, raised garden boxes, and an oversized detached garage with extra parking. Perfectly located close to top-rated schools, daycare with before/after-school programs, shopping centres, Fish Creek Park, Glenmore Reservoir, Heritage Park, hospital, and LRT stationâ€"all within approximately 5 kmâ€"this well-maintained home is move-in ready and a rare find in one of Calgary's most desirable southwest communities.







## **Essential Information**

MLS® # A2269587 Price \$659,000

Bedrooms 6

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,420 Acres 0.15 Year Built 1975

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 130 Braniff Crescent Sw

Subdivision Braeside.
City Calgary
County Calgary
Province Alberta
Postal Code T2W 2M4

#### **Amenities**

Parking Spaces 4

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features Kitchen Island

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood

Fan, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 2

Fireplaces Wood Burning

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Garden

Lot Description Corner Lot, Cul-De-Sac, Front Yard, Garden, Landscaped, Level,

Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed November 7th, 2025

Days on Market 1

Zoning R-CG

# **Listing Details**

Listing Office Kirin Realty & Management Inc.

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